

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # 2019070040

Lead Agency: City of Fontana

Project Title: Sierra Avenue and Casa Grande Avenue Warehouse Project

Project Location: Fontana San Bernardino
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The proposed Project involves the development of a 332,996 square foot (sf) warehouse at the northeastern corner of Sierra Avenue and Casa Grande Avenue in the City of Fontana (City). The warehouse will be built within three connected parcels (Assessor Parcel Numbers (APNs): 0239-151-22, 0239-151-34, 0239-151-40). The proposed Project also involves a request for a General Plan Amendment (GPA) to convert one of the included parcels (APN: 0239-151-22) from a Multi Family High Density Residential (R-MFH) land use designation to a Regional Mixed Use (R-MU) land use designation. A Zone Change is also requested as part of the proposed Project with the intention of extending the boundaries of the Warehousing Distribution/Logistics District Overlay to encompass the subject parcels and to apply the Overlay to the three parcels. The proposed Project also includes two separate sites, the Malaga site (5.68 acres) and the Palmetto site (3.58 acres). No development is proposed to occur at these locations, but adoption of the proposed Project would result in changes to the zoning and land use designations for these sites. The land use and zoning designations of the Malaga and Palmetto sites would be changed to conform to the requirements of Senate Bill 330 (SB 330), also known as the Housing Crisis Act of 2019.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed Project would result in significant impacts related to air quality and greenhouse gas emissions.

Air Quality - Air quality calculations were conducted for the Warehouse, Malaga, and Palmetto sites individually and it was concluded that the buildout of each of these sites would not generate any air quality emissions that would exceed South Coast Air Quality Management District (SCAQMD) thresholds for criteria pollutants. Although it is unlikely buildout of the three sites would occur at the same time, and it is unknown when, if ever, the RUR sites would be constructed, the three sites were evaluated collectively as a conservative approach. Under this conservative buildout scenario, the warehouse and RUR sites would generate NOX emissions that would exceed SCAQMD daily air quality standards and contribute to the non-attainment of ozone standards in the Southern California Air Basin in both construction and operational phases of the Project. Additionally, Project-related emissions also would exceed the growth projections utilized in the SCAQMD's 2016 Air Quality Management Plan (AQMP); thus, the Project would conflict with implementation of the AQMP.

Greenhouse Gas Emissions - Each site individually would not generate any air quality emissions that would exceed SCAQMD's screening threshold of 3,000 MTCO₂e/yr. The Malaga site and Palmetto sites both involve potential redevelopment with residential uses. The Warehouse site was evaluated separately because the SCAQMD has separate screening thresholds for industrial and residential projects. Although it is unlikely buildout of the three sites would occur at the same time, and it is unknown when, if ever, the Malaga and Palmetto sites would be constructed, the analysis of the two sites is combined to provide conservative analysis and a complete disclosure of GHG emissions that could occur from the residential development components. When the GHG emissions from the Malaga and Palmetto sites are combined, the operational emissions would exceed the 3,000 MTCO₂e/year threshold.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy have been identified at this time.

Please provide a list of the responsible or trustee agencies for the project.

City of Fontana